

140.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

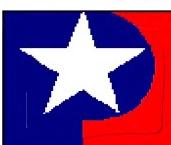
664,900 / 664,900

USE VALUE:

664,900 / 664,900

ASSESSED:

664,900 / 664,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
29		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HALL JAMES M & EDUARD A M

Owner 2:

Owner 3:

Street 1: 29 GLOUCESTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 1525 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4098	Sq. Ft.	Site			0	70.	1.32	8									380,058						380,100	

Total AC/Ha: 0.09408

Total SF/SM: 4098

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

380,058

Spl Credit

Total:

380,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																	
Sty Ht:	2 - 2 Story			A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:		Rating:																		
Roof Struct:	1 - Gable			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																	
Color:	BEIGE			A Kits:		Rating:																		
View / Desir:				Fpl:	1	Rating:	Average																	
GENERAL INFORMATION				WSFlue:		Rating:																		
Grade:	C - Average			CONDOS INFORMATION																				
Year Blt:	1917	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct:		Fact:	.	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION								REMODELING												
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN											
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	7	3													
Sec Int Wall:		%		Economic:			%	Additions:																
Partition:	T - Typical			Special:			%	Kitchen:																
Prim Floors:	3 - Hardwood			Override:			%	Baths:																
Sec Floors:		%		Total:	26.4	%		Plumbing:																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								Electric:												
Subfloor:				Basic \$ / SQ:	135.00			Heating:																
Bsmnt Gar:				Size Adj.:	1.33841169			General:	1	7	3													
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES																
Insulation:	2 - Typical			Adj \$ / SQ:	177.072			Rate	Parcel ID	Typ	Date	Sale Price												
Int vs Ext:	S			Other Features:	62500																			
Heat Fuel:	1 - Oil			Grade Factor:	1.00																			
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																			
# Heat Sys:	1			NBHD Mod:																				
% Heated:	100	% AC:		LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:	NO	Adj Total:	382376																			
% Com Wal		% Sprinkled		Depreciation:	100947																			
				Deprecated Total:	281429																			
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val					IMAGE									
SPEC FEATURES/YARD ITEMS				Serial #:				Juris. Factor:		Before Depr:	177.07													
PARCEL ID 140.0-0002-0002.0																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	11X19	A	AV	1917	26.96	T	40	101			3,400		3,400							
More: N				Total Yard Items:				3,400	Total Special Features:								Total:	3,400						